

# **Randolph Zoning Board of Appeals**

January 18, 2017

ZBA12-2016

Vladimir Saintine

5 Hillside Avenue

Randolph, MA 02368

5 Hillside Avenue

## ***Hearing Minutes***

### ***Attendance:***

Arnie Rosenthal, Al Costa, Chris Spears, Kevin O'Connell, Sean Fontes, Alternates Robert Cornish and Kim Nguyen

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### ***Owner/Petitioner:***

Vladimir Saintine

### ***Representative/Surveyor:***

David Clement/Collins Engineering

### ***Presentation:***

The owner and Petitioner would like to build an attached Garage (16'x24') to the right side of the existing house. There is an existing driveway that we will be removing some of it to fit the garage. There will be no trees taken down. This lot is a pre-existing Non-Conforming Lot 10K sqft. We have pictures (Exhibit "A" & "B") shown to board. We ask the board to grant us a side line setback of 10.9' from 15' under 200-29A.

### ***Public Portion:***

#### ***In Favor:***

Ashok Aswani – 6 Hillside Ave – Happy to help them get garage.

Milton Hagins – 13 Woodlawn Rd – Very nice neighbor. Very friendly. Drainage problem in back yard.

Paul Henry – 12 Hillside Ave – How many Variances are you allowed to have? As many as you like (Chairman)

#### ***Apposed:***

None

### ***Public Portion:***

Closed:

### ***Board Questions:***

Kevin – Will there be a second floor? – No. No Heat.

**Board Motions:**

Under 200-29A – The board votes to grant the Variance from 15' to 10.9' and that all rear roof gutters and downspouts be piped to drain to street catch basin or detention basin on property so as not to add additional water in the back yard and effect the neighbors.

Motion by Kevin O'Connell and seconded by Sean Fontes.

All in Favor, None against.

Arnie – Yes

Chris – Yes

Kevin – Yes

Al – Yes

Sean – Yes

**Variance Finding:**

permit granting authority specifically finds that owing to circumstances relating to the soil conditions, shape, or topography of such land or structures and especially affecting such land or structures but not affecting generally the zoning district in which it is located, a literal enforcement of the provisions of the ordinance or bylaw would involve substantial hardship, financial or otherwise, to the petitioner or appellant, and that desirable relief may be granted without substantial detriment to the public good and without nullifying or substantially derogating from the intent or purpose of such ordinance or by-law.

Chairman Rosenthal read the Appeal process from 40A Section 17.

Chairman closed the public hearing at 7:25PM

Filed with the Town Clerk.

Date: \_\_\_\_\_

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John Hill Clerk/Secretary